

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 8, 2012

SUMMARY

This is a request by Hemme Construction, LLC (owner) for approval of a preliminary plat to be known as Thornbrook Plat No. 15. The 21.18-acre subject site is located at the termini of Thornbrook Parkway and Henwich Drive. (Case # 12-19)

DISCUSSION

The proposal will allow 14 R-1 (One-Family Dwelling District) zoned lots to be platted for residential development. The request includes a portion of previously unplatted property, which appeared as a single lot on a previous preliminary plat of Thornbrook Subdivision. A revised preliminary plat is required since the current request proposes to further subdivide the subject tract and extend street right-of-way into it. While the proposal includes a final major plat and replat, the Planning Commission is tasked with reviewing only the preliminary plat elements of the request.

The proposed plat shows an extension of Thornbrook Parkway to the northwest corner of the subject site, in conformance with an alignment shown on the City's Major Roadway Plan. Seven new lots (Lots 509-515) are proposed on the extension of Thornbrook Parkway. Other changes from the previously approved preliminary plat include the addition of a second stem to an existing stem lot on Brookthorn Court (Lot 3-A), and the reconfiguration of lots on Henwich Drive and Newbury Way (proposed Lots 516-520) to expand their rear yards by including portions of the subject site.

The preliminary plat meets all requirements of the Subdivision Regulations.

RECOMMENDATION

Staff recommends approval of the proposed preliminary plat.

SITE CHARACTERISTICS

Area (acres)	21.18
Address	N/A
Topography	Steeply sloping, with up to 60 feet of elevation variability
Vegetation	Tree-covered
Watershed	Mill Creek drainage basin

SITE HISTORY

Annexation date	2001
Initial zoning designation	R-1
Previous rezoning requests	None
Land Use Plan designation	Neighborhood District
Existing use(s)	Undeveloped
Existing zoning	R-1

SURROUNDING LAND USES

Orientation from site	Zoning District	Land use
North	City R-1	One-Family residential
South	City R-1	One-Family residential
East	City R-1	One-Family residential
West	County A-2 (Agriculture District)	Undeveloped

UTILITIES & SERVICES

Sanitary Sewer	All City services are available to the site.
Water	
Electric	
Fire Protection	

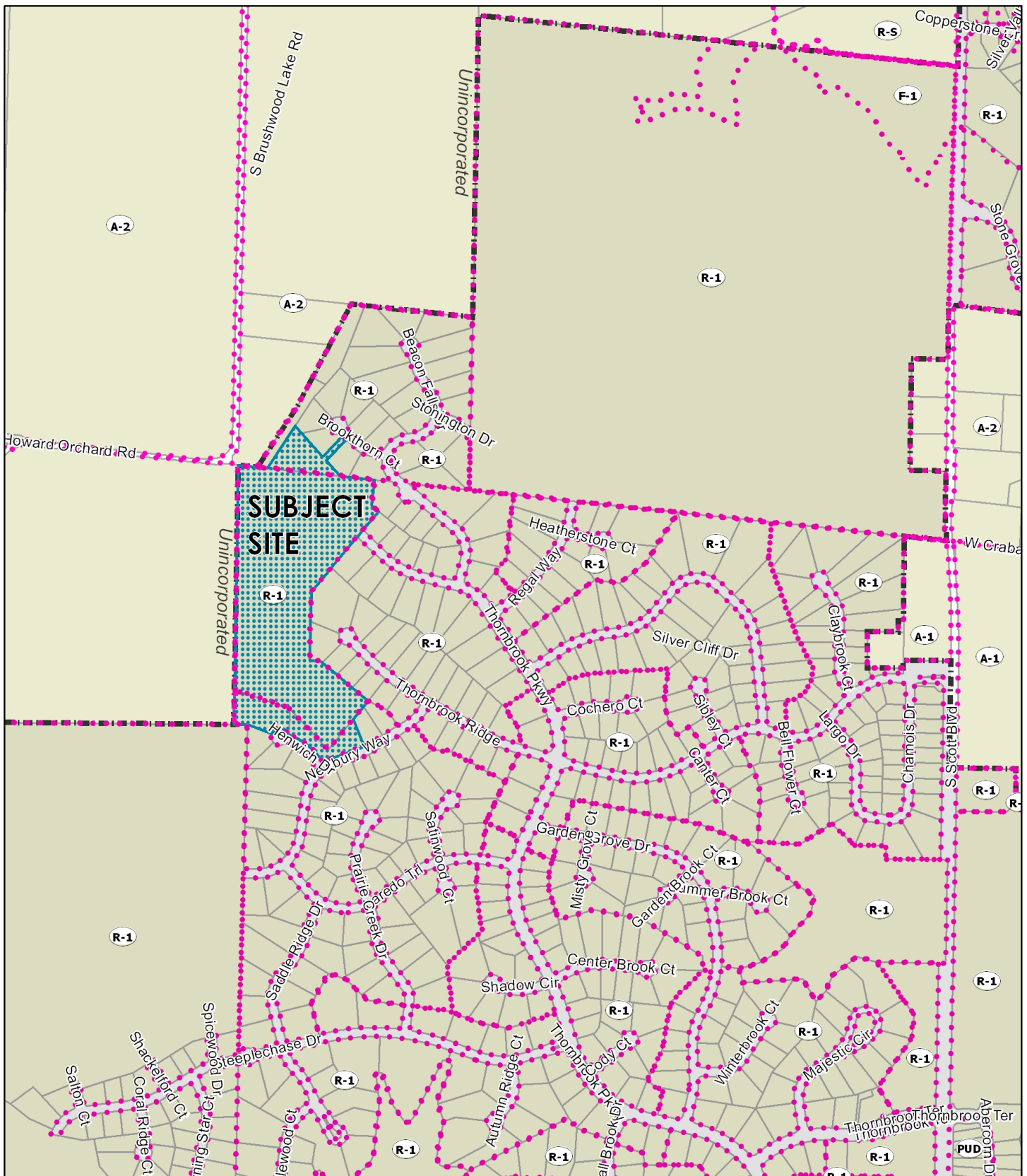
ACCESS

Thornbrook Parkway	
Location	Stubs into east side of north end of site
Major Roadway Plan	City-maintained neighborhood collector street (improved). This street is shown extending through the site to connect to Brushwood Lake Road upon future final platting.
CIP projects	None
Henwich Drive & Newbury Way	
Location	South side of site
Major Roadway Plan	City-maintained local residential streets (improved). No additional ROW needed.
CIP projects	None

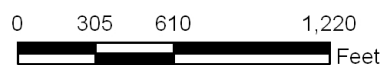
PARKS & RECREATION

Neighborhood Parks Plan	Nearest City park is at MKT-Scott Boulevard, which is located one mile northeast of the site. Site is within a “tertiary priority park acquisition service area.”
Trails Plan	No trails are planned through or adjacent to the subject site.
Bicycle/Pedestrian Network Plan	No pedways or other bike/ped facilities are planned either adjacent to or through the site.

Report prepared by_____ Approved by_____

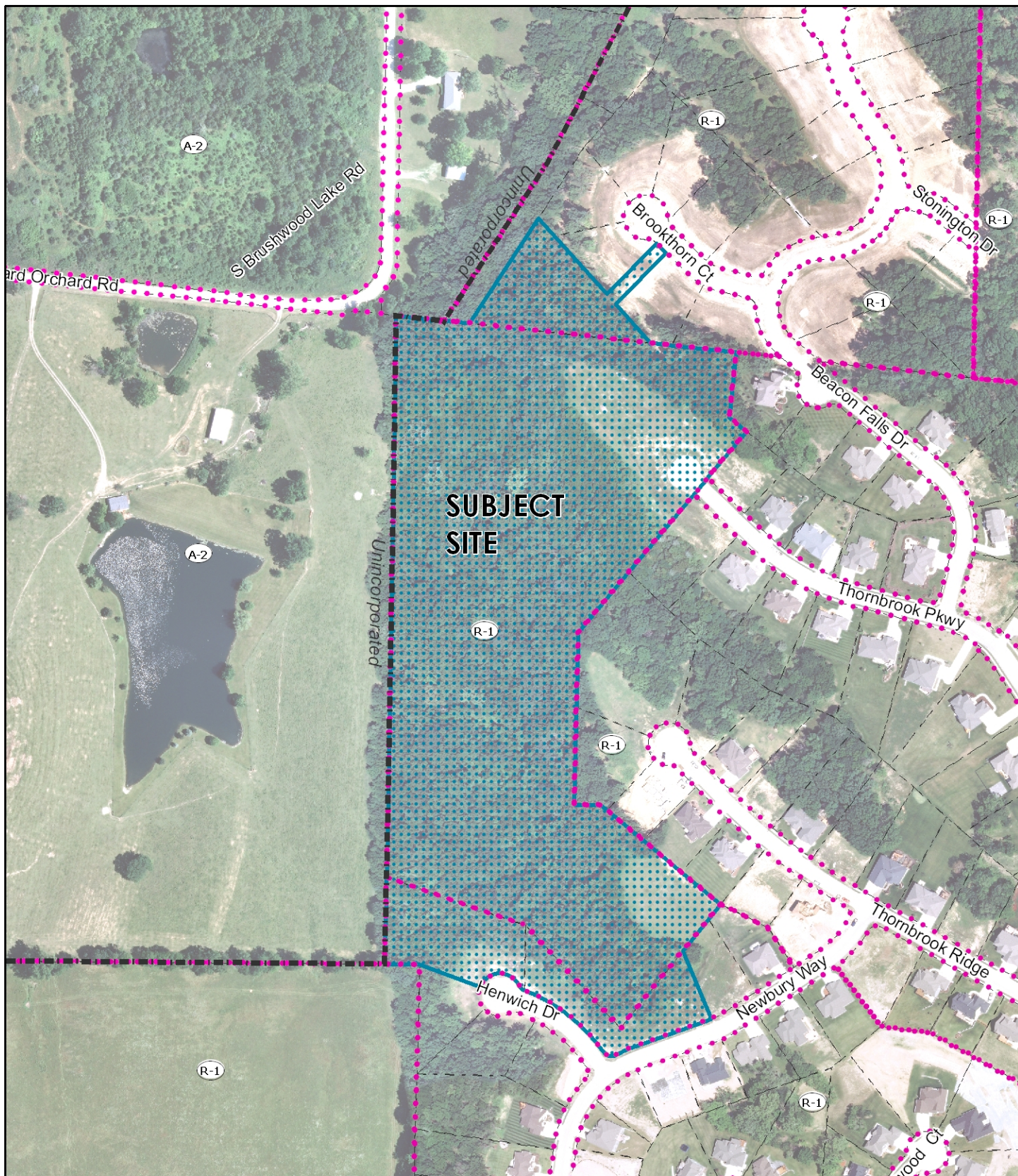


Thornbrook Plat No. 15 **Case 12-19 Preliminary/Final Major/Replat**



1 inch represents 750 feet



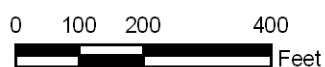


Thornbrook Plat No. 15

Case 12-19 Preliminary/Final Major/Replat

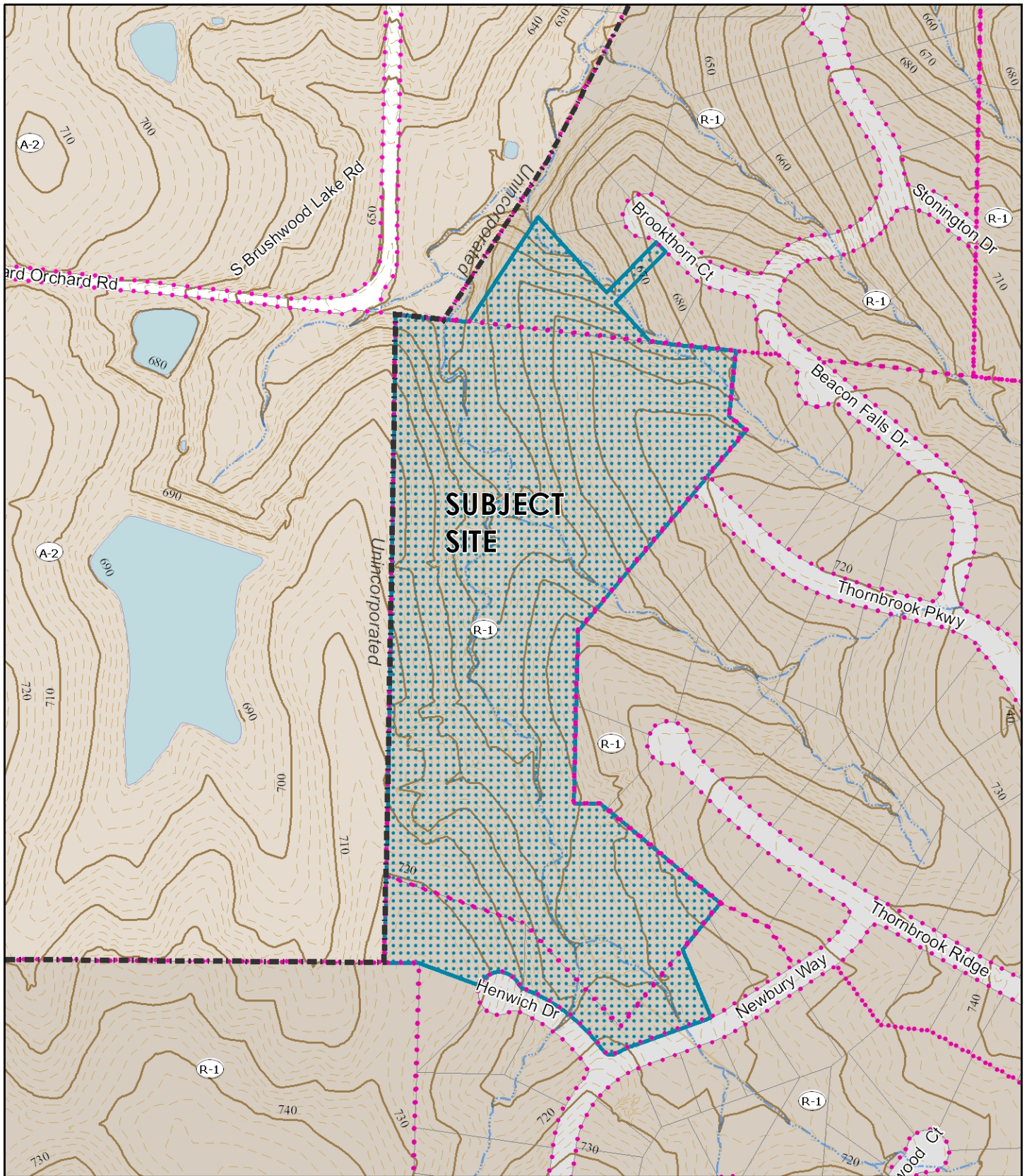


Aerial Image 2007



1 inch represents 300 feet





Thornbrook Plat No. 15

Case 12-19 Preliminary/Final Major/Replat



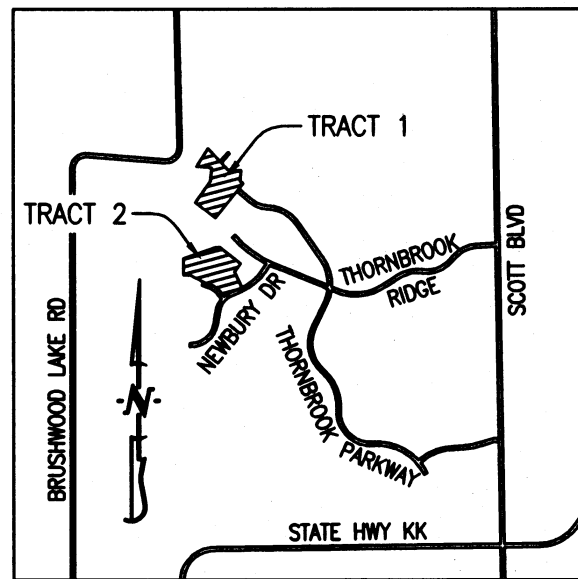
0 100 200 400
Feet

1 inch represents 300 feet
Contour Interval: 2 feet



PRELIMINARY & FINAL PLAT
THORNBROOK PLAT NO. 15

SHEET 1 OF 2



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT HEMME CONSTRUCTION, LLC IS THE SOLE OWNER OF THE HEREON DESCRIBED TRACT AND THAT THEY HAVE CAUSED SAID TRACT TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN ON THE ABOVE DRAWING. THE STREET RIGHT OF WAY SHOWN BY THE ABOVE DRAWING IS HEREBY DEDICATED TO THE PUBLIC USE FOREVER. THE EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER. THE ABOVE DRAWING AND DESCRIPTION SHALL HEREAFTER BE KNOWN AS "THORNBROOK, PLAT NO. 15"

IN WITNESS WHEREOF, JEFF HEMME HAS CAUSED THESE PRESENTS TO BE SIGNED AS THE MANAGING MEMBER OF HEMME CONSTRUCTION, LLC..

HEMME CONSTRUCTION, LLC.

JEFF HEMME, MANAGING MEMBER

STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2012.

LYNSAY J. PERRY NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 12, 2015
COMMISSION NUMBER 11133898

FLOOD PLAIN STATEMENT:

THIS TRACT IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN BY THE FLOOD MAP PANEL NUMBER 29019C0270D, DATED MARCH 17, 2011.

NOTES:

1. THIS SURVEY CONFORMS TO THE ACCURACY STANDARDS FOR URBAN PROPERTY AS DEFINED BY MISSOURI STATUTE 20 CSR 2030-16.040 SECTION (2)(A).
2. A CURRENT TITLE COMMITMENT WAS NOT PROVIDED FOR THIS SURVEY.
3. THIS TRACT IS NOT REGULATED BY THE STREAM BUFFER REQUIREMENTS IN SECTION 12A-230 OF THE CITY OF COLUMBIA, CODE OF ORDINANCES.

ACCEPTED BY ORDINANCE OF THE CITY COUNCIL OF COLUMBIA, MISSOURI, THIS ____ DAY OF _____, 2012.

ROBERT McDAVID, MAYOR

SHEELA AMIN, CITY CLERK

APPROVED BY THE CITY OF COLUMBIA PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2012.

DOUG WHEELER, CHAIRPERSON

A MAJOR SUBDIVISION AND REPLAT OF LOT 3 OF BRADBURY ESTATES, AND LOTS 485 AND 486 OF THORNBROOK, PLAT 13, LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 47 NORTH, AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 48 NORTH, ALL OF RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 30, 2012

CERTIFICATION:

I HEREBY CERTIFY THAT IN JANUARY 2012, I COMPLETED A SURVEY AND SUBDIVISION FOR HEMME CONSTRUCTION, LLC OF A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 47 NORTH, AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 48 NORTH, ALL OF RANGE 13 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING A REPLAT OF LOT 3 OF BRADBURY ESTATES, RECORDED IN PLAT BOOK 40, PAGE 92 AND LOTS 485 AND 486 OF THORNBROOK, PLAT NO 13, RECORDED IN PLAT BOOK 38, PAGE 106 AND BEING PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK _____, PAGE _____, AND BOOK _____, PAGE _____, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEGINNING AT THE NORTHWEST CORNER OF LOT 373, OF THORNBROOK, PLAT NO. 12, RECORDED IN PLAT BOOK 39, PAGE 43 AND WITH THE LINES OF SAID PLAT, S 6°41'15"W, 135.99 FEET; THENCE S 50°23'10"E, 50.08 FEET TO THE NORTHERN MOST CORNER OF LOT 381 OF SAID THORNBROOK, PLAT NO. 12; THENCE CONTINUING WITH THE LINES OF SAID PLAT, S 39°58'45"W, 578.38 FEET; THENCE LEAVING THE LINES OF SAID PLAT, N 50°01'15"W, 291.15 FEET; THENCE N 32°49'20"E, 351.21 FEET; THENCE N 6°19'40"E, 50.00 FEET; THENCE N 83°33'30"W, 38.98 FEET; THENCE N 6°26'30"E, 120.00 FEET; THENCE N 83°33'30"W, 176.80 FEET; THENCE N 33°19'20"E, 278.97 FEET; THENCE S 41°35'05"E, 226.83 FEET; THENCE N 44°21'40"E, 157.84 FEET; THENCE S 45°46'40"E, 30.00 FEET; THENCE S 44°21'40"W, 160.04 FEET; THENCE S 41°35'05"E, 115.14 FEET; THENCE S 83°33'30"E, 177.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.95 ACRES.

TRACT 2

BEGINNING AT THE SOUTHWEST CORNER OF LOT 403, OF THORNBROOK, PLAT NO. 12, RECORDED IN PLAT BOOK 39, PAGE 43. AND WITH THE LINES OF SAID PLAT, S 88°29'30"E, 59.24 FEET; THENCE S 50°16'25"E, 343.27 FEET TO THE NORTHERN MOST CORNER OF LOT 488, OF THORNBROOK, PLAT NO. 13, RECORDED IN PLAT BOOK 38, PAGE 106; THENCE LEAVING THE LINES OF SAID THORNBROOK PLAT NO. 12 AND WITH THE LINES OF SAID THORNBROOK PLAT NO. 13, S 38°54'35"W, 130.44 FEET TO THE WESTERN MOST CORNER OF LOT 487; THENCE CONTINUING WITH THE LINES OF SAID PLAT AND WITH THE WEST LINE OF SAID LOT 487, S 22°31'45"E, 164.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NEWBURY WAY; THENCE LEAVING THE LINES OF SAID LOT 487 AND WITH SAID RIGHT-OF-WAY LINE, 11.15 FEET ALONG A 225.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD S 68°53'25"W, 11.15 FEET; THENCE S 70°18'35"W, 168.51 FEET; THENCE 46.18 FEET ALONG A 275.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 65°30'00"W, 46.12 FEET; THENCE 28.35 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 78°41'50"W, 26.04 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HENWICH DRIVE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF NEWBURY WAY AND WITH SAID NORTH RIGHT-OF-WAY LINE OF HENWICH DRIVE, N 38°05'05"W, 24.05 FEET; THENCE 204.38 FEET ALONG A 375.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD N 53°41'50"W, 201.86 FEET; THENCE 15.46 FEET ALONG A 20.00-FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD N 47°10'00"W, 15.08 FEET; THENCE 110.24 FEET ALONG A 47.00-FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CHORD S 87°47'10"W, 86.65 FEET TO THE NORTHEAST CORNER OF LOT 484 OF SAID THORNBROOK, PLAT NO. 13; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND WITH THE NORTH LINE OF SAID LOT 484, N 69°24'25"W, 144.16 FEET TO THE EAST LINE OF THE TRACT DESCRIBED BY THE QUIT-CLAIM DEED RECORDED IN BOOK 764, PAGE 773; THENCE LEAVING THE LINES OF SAID THORNBROOK, PLAT NO. 13 AND WITH THE LINES AS DESCRIBED BY SAID QUIT-CLAIM DEED, N 89°19'45"W, 82.10 FEET; THENCE N 1°23'55"E, 192.68 FEET; THENCE LEAVING THE LINES OF SAID QUIT-CLAIM DEED, N 69°07'25"E 449.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.17 ACRES.

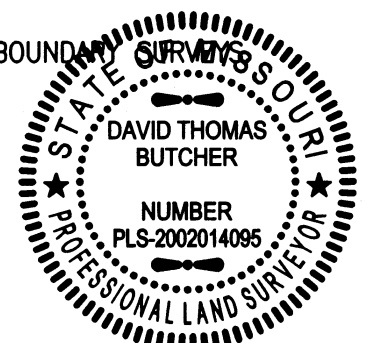
THIS SURVEY WAS MADE IN CONFORMANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

SURVEY AND PLAT BY:

CROCKETT ENGINEERING CONSULTANTS, LLC
2608 NORTH STADIUM BLVD.
COLUMBIA, MO 65202

CORPORATE NUMBER: 2000151304

David T. Butcher
DAVID T. BUTCHER, PLS-2002014095
2/21/2012
DATE



STATE OF MISSOURI } SS
COUNTY OF BOONE }

SUBSCRIBED AND AFFIRMED BEFORE ME THIS ____ DAY OF _____, 2012.

LYNSAY J. PERRY NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 12, 2015
COMMISSION NUMBER 11133898

LEGEND:

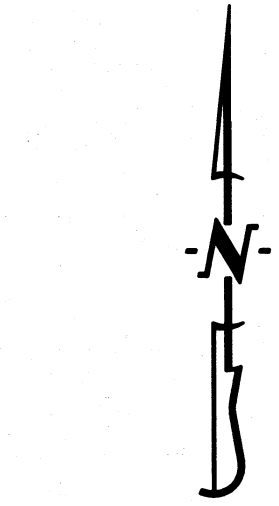
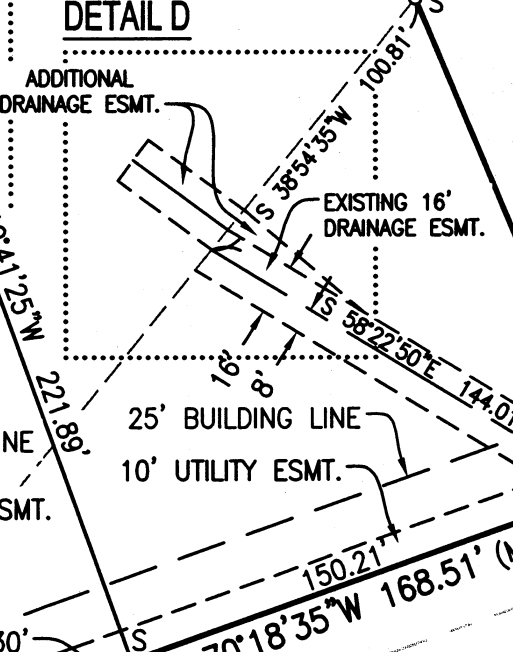
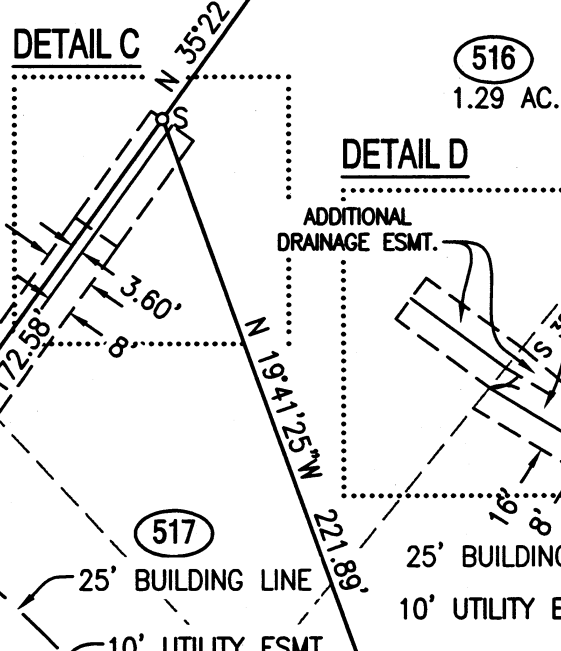
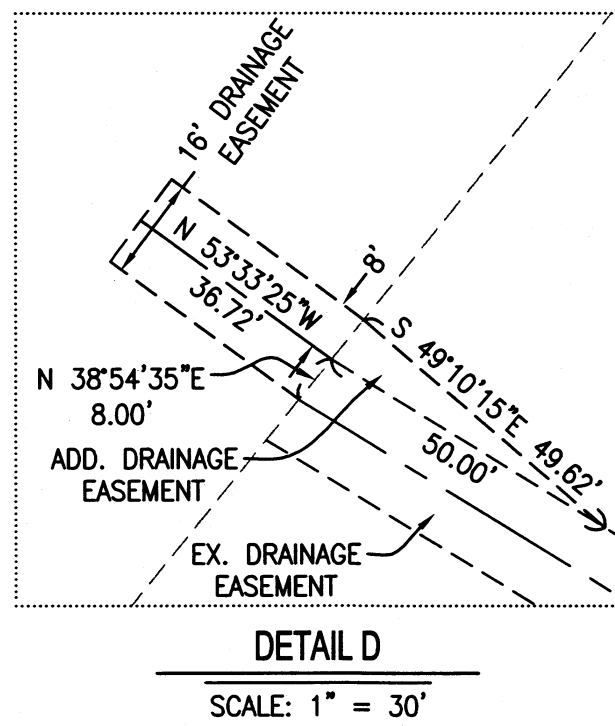
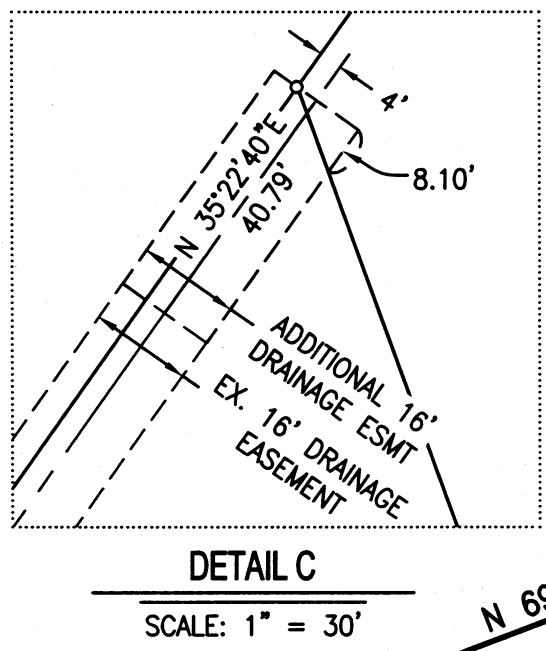
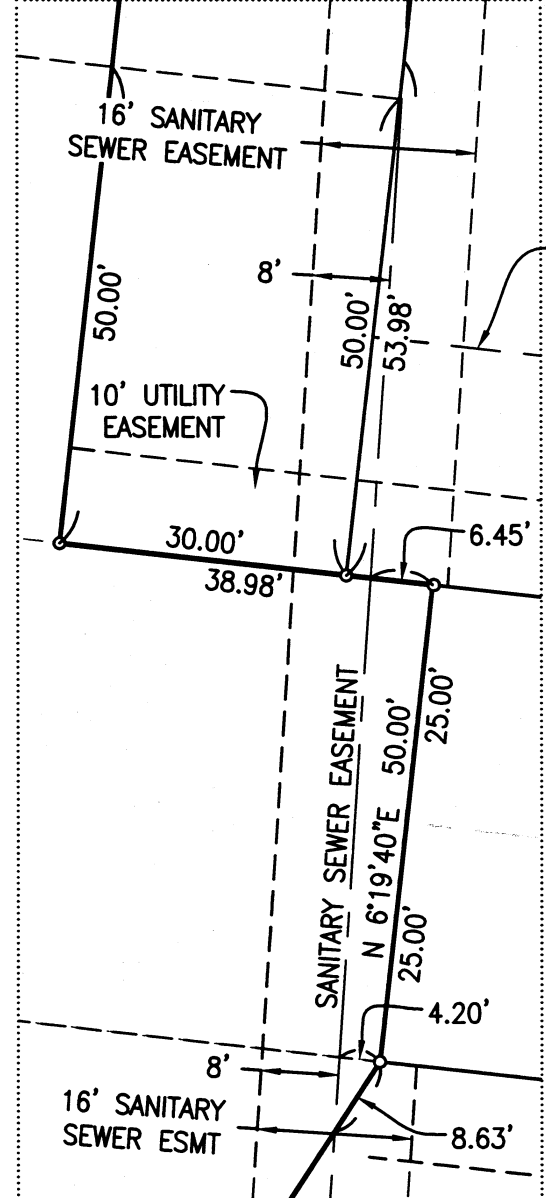
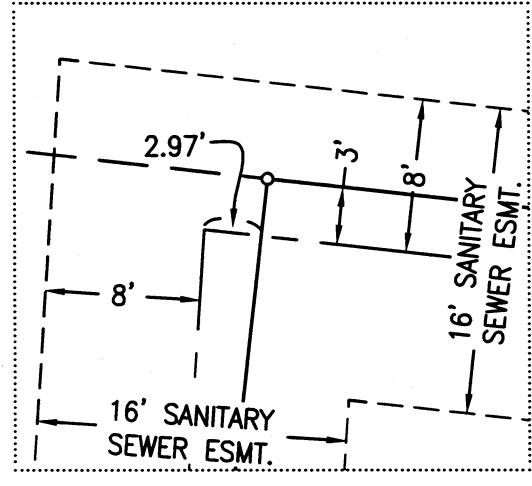
- E EXISTING
- S SET
- o 1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
- (M) MEASURED DISTANCE
- (REC) RECORDED DISTANCE

PRELIMINARY & FINAL PLAT
THORNBROOK PLAT NO. 15

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JANUARY 30, 2012

QUIT-CLAIM DEED RECORDED IN BOOK 764, PAGE 773

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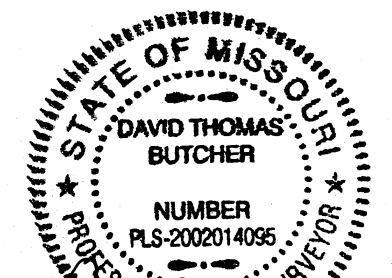


SCALE: 1"=60'

BEARINGS ARE REFERENCED TO GRID NORTH, OF THE MISSOURI STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE), OBTAINED FROM GPS OBSERVATION.

LEGEND:
E EXISTING
S SET
1/2" IRON PIPE
(UNLESS NOTED OTHERWISE)
(M) MEASURED DISTANCE
(REC) RECORDED DISTANCE
DH X DRILL HOLE
P PERMANENT MONUMENT

CURVE TABLE				
CURVE	L	R	Δ	CH
A	221.34'	250.00'	50°43'35"	214.18'
B	84.28'	350.00'	13°47'50"	84.08'



DAVID T. BUTCHER, PLS-2002014095
2/21/2012
DATE